

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ALBERT STREET, BENALLA, VIC 3672

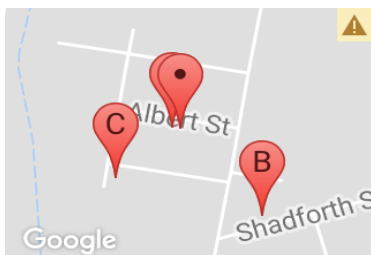
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$195,000 to \$210,000**

MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

\$240,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



9 ALBERT ST, BENALLA, VIC 3672

3 1 1

Sale Price

***\$169,000**

Sale Date: 22/07/2017

Distance from Property: 15m



30 SHADFORTH ST, BENALLA, VIC 3672

3 1 2

Sale Price

***\$200,000**

Sale Date: 03/06/2017

Distance from Property: 207m



40 WILLIAM ST, BENALLA, VIC 3672

3 3 3

Sale Price

\$219,500

Sale Date: 13/04/2017

Distance from Property: 140m



This report has been compiled on 27/07/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 ALBERT STREET, BENALLA, VIC 3672

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$195,000 to \$210,000

Median sale price

Median price

\$240,000

House

X

Unit

Suburb

BENALLA

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9 ALBERT ST, BENALLA, VIC 3672	*\$169,000	22/07/2017
30 SHADFORTH ST, BENALLA, VIC 3672	*\$200,000	03/06/2017
40 WILLIAM ST, BENALLA, VIC 3672	\$219,500	13/04/2017